

76 02904

OFFICIAL STATEMENT

\$2,000,000
TULARE
REDEVELOPMENT
AGENCY

Alpine Redevelopment Project
Tax Allocation Bonds

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CITY OF TULARE
TULARE COUNTY, CALIFORNIA

Issue of 1975

TULARE REDEVELOPMENT AGENCY

City of Tulare, California

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John Berryhill, Esq., *Attorney for City*
William H. Fishbough, *City Finance Director*

PROFESSIONAL SERVICES

Bond Counsel

Orrick, Herrington, Rowley & Sutcliffe, *San Francisco*

Financing Consultants

Hornblower & Weeks-Hemphill, Noyes Incorporated,
San Francisco

Fiscal Agent

Bank of America N.T. & S.A., *San Francisco*

[Hornblower + Weeks - Hemphill,
Noyes, Inc.]

Slum clearance Tulare

Investments Public Secur.

Publ. debts Munic. Tulare

The information contained in this official statement was prepared under the direction of the Tulare Redevelopment Agency by Hornblower & Weeks-Hemphill, Noyes Incorporated, financing consultants to the Agency.

All of the following summaries of the Resolution of Issuance, the Community Redevelopment Law, other applicable legislation, the Redevelopment Plan, and other documents are made subject to the provisions of such documents respectively, and do not purport to be complete statements of any or all of such provisions. Reference is hereby made to such documents on file with the Agency for further information in connection therewith.

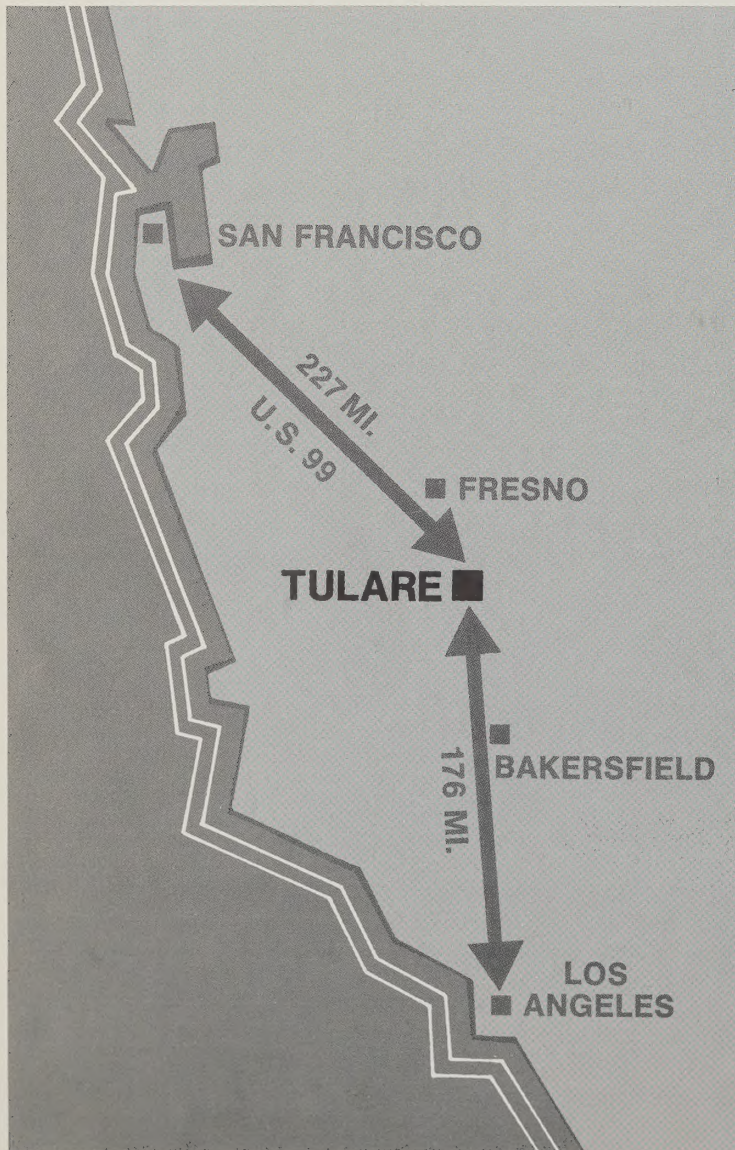
The information contained in this official statement has been compiled from sources believed to be reliable. The official statement contains estimates and matters of opinion which are not intended as representation of fact. This official statement is not to be construed as a contract with the purchasers of the bonds.

THE DATE OF THIS OFFICIAL STATEMENT
IS FEBRUARY 20, 1975.

76 02904

MAR - 3 2025

UNIVERSITY OF CALIFORNIA



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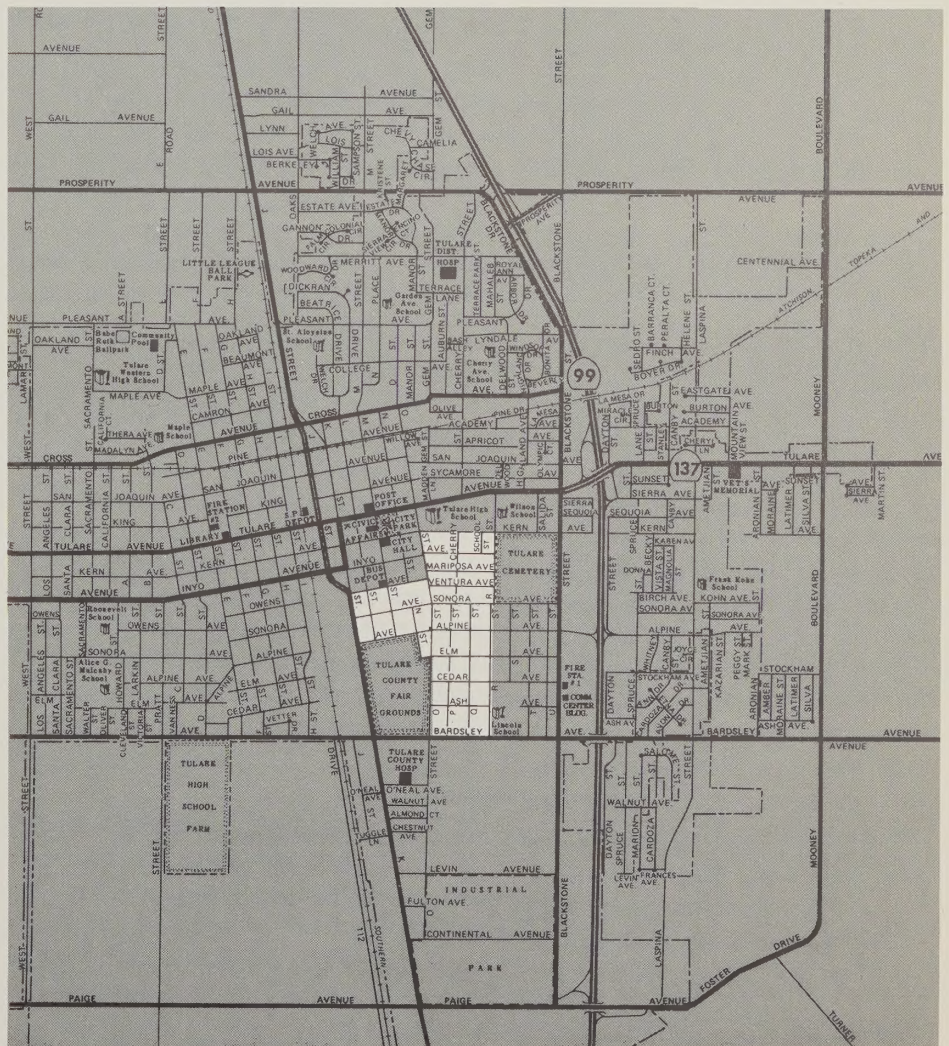
INTRODUCTION

The City of Tulare, incorporated in 1888, has a population of 17,900. It is located in the south central San Joaquin Valley, roughly midway between San Francisco and Los Angeles, one of the country's most productive agricultural regions.

In 1973, the Redevelopment Agency and the city adopted a plan for the improvement of the Alpine Redevelopment Area, some 166 acres adjoining the central business district. This area contains a flourishing industrial complex, the Dairyman's Cooperative Creamery Association; it is otherwise mostly residential, with generally substandard houses and deteriorated streets.

The Agency intends to provide for the rehabilitation of over 200 houses and the purchase and clearance by the Agency of over 300 homesites for resale to private holders. Public improvements include reconstruction of streets and alleys, improvements of storm drains and sanitary sewers, and provision of greenbelts and a park.

The Redevelopment Agency is offering for sale \$2,000,000 of Tax Allocation Bonds, Issue of 1975 to finance the public improvements. The bonds are payable from property taxes collected in the project area upon any increase over its 1972/73 assessed valuation of \$2,387,378. Construction has already resulted in an increase in assessed valuation for 1974/75 of \$1,981,425 over the 1972/73 base. This produces more than \$220,000 per year in incremental tax revenues at current tax rates. Such tax revenues are pledged exclusively to the payment of the Agency's bonds, and would (together with funded interest) generate bond funds sufficient to cover estimated bond service at least 3.7 times each year to 1985, when \$1,500,000 term bonds become callable, and to retire all the bonds at least five years before their final 1995 maturity date.



Tulare's Alpine Development Area is shown in white.

THE BONDS

Authority for Issuance

The \$2,000,000 Tulare Redevelopment Agency Alpine Redevelopment Project Tax Allocation Bonds, Issue of 1975, ("the bonds") currently being offered, were authorized pursuant to Resolution No. 411 of the Tulare Redevelopment Agency (the "Resolution"). The bonds will be issued in full conformity with the Constitution and laws of the State of California, including the Community Redevelopment Law and acts amending or supplementing the law.

The Agency has no bonded debt now outstanding.

Description of the Issue of 1975 Bonds

The bonds consist of an aggregate principal amount of \$2,000,000. They will be issued either as coupon bonds in the denomination of \$5,000 each, or as fully registered bonds in authorized denominations. The bonds are dated February 1, 1975, and mature in the principal amounts of \$50,000 per year, February 1, 1976 to 1985, inclusive, and of \$1,500,000 on February 1, 1995.

Interest is payable for the first year annually on February 1, 1976 and thereafter semi-annually on August 1 and February 1 of each year. Interest and principal (except for interest on fully registered bonds which is payable by mailed check or draft) are payable at the main office of the Fiscal Agent of the Agency in San Francisco, California. The Agency is authorized by the Resolution to appoint Paying Agents in New York, New York, or Chicago, Illinois.

Redemption

The bonds maturing on or before February 1, 1985 are not subject to redemption prior to their stated maturity dates.

The bonds maturing on February 1, 1995 may be called before maturity and redeemed at the option of the Agency, from any source of funds, on February 1, 1985, or on any interest payment date thereafter prior to maturity. If less than all of the bonds outstanding are to be redeemed at any one time, the bonds to be redeemed shall be determined by lot.

Bonds called for redemption are to be redeemed at a redemption price for each redeemed bond equal to the principal amount thereof, plus the premium shown at left.

Registration

Two forms of bonds have been provided: (1) those which are in negotiable form, payable to bearer with negotiable coupons ("coupon bonds"); and (2) non-negotiable fully registered bonds payable to the registered owner ("fully registered bonds"), each in denominations of \$5,000 or any multiple thereof. The coupon bonds are not registrable by endorsement, but coupon bonds and fully registered bonds may be exchanged as provided in the Resolution. No such exchange shall be made between the fifteenth day preceding any interest payment date and such interest payment date.

Legal Opinion

The unqualified opinion of Orrick, Herrington, Rowley & Sutcliffe of San Francisco, California, bond counsel for the Tulare Redevelopment Agency, attesting to the validity of the bonds will be supplied free of charge to the original purchasers of the bonds. A copy of the legal opinion, certified by the official in whose office the original is filed, will be printed on each bond without charge to the successful bidder.

MATURITY SCHEDULE

<i>Maturity Date February 1</i>	<i>Principal Maturing</i>
1976	\$ 50,000
1977	50,000
1978	50,000
1979	50,000
1980	50,000
1981	50,000
1982	50,000
1983	50,000
1984	50,000
1985	50,000
1995	1,500,000

PREMIUMS AND REDEMPTION YEARS

<i>Premium</i>	<i>Redemption Year</i>
2 %	1985
1½%	1986
1 %	1987
¾%	1988
½%	1989
0 %	1990 to 1995

Tax Exempt Status

In the opinion of bond counsel, interest on the bonds is exempt from all present federal income taxes and from State of California personal income taxes under existing statutes, regulations and court decisions, and the bonds are exempt from all California taxes except inheritance, gift and franchise taxes.

Legality for Investment in California

The Community Redevelopment Law provides that bonds authorized and issued in the manner and for the purpose of the bonds shall be legal investments for all banks, including trust companies and savings banks, insurance companies, and various other financial institutions, as well as for trust funds and public bodies. The bonds are also authorized security for public deposits under the law.

The Superintendent of Banks of the State of California has previously ruled that bonds of a redevelopment agency are eligible for savings bank investment in California.

Disposition of Bond Proceeds

Proceeds of sale of the bonds will be used primarily for public improvements in the project area, including construction of streets and sidewalks, water connections, and sanitary and storm sewers, and to repay city advances.

Bond proceeds will be placed in the Redevelopment Fund, held by the Agency's Treasurer, except that an amount equal to two years' interest on the bonds will be transferred to the Fiscal Agent, half for deposit in the Interest Account, and half for deposit in the Reserve Fund.

The Redevelopment Fund

The moneys set aside and placed in the Redevelopment Fund are to be expended for the cost of the redevelopment project and other costs related thereto.

The Special Fund

All Tax Revenues are to be deposited in the Special Fund, held by the Fiscal Agent and used exclusively for payment of the Agency bonds. Interest earned on the investment of moneys in the Special Fund may however be transferred by the Fiscal Agent to the Redevelopment Fund, at the Agency's request.

After setting aside in the Special Fund an amount sufficient for payment of semi-annual interest and principal maturing in the next succeeding twelve months, and making good any deficiency in the Reserve Fund, the balance of the Special Fund (a) may be used for the purchase of bonds, or (b) if not so used must, on or after February 1, 1985, be used to call callable bonds in amounts not less than \$50,000.

Bond Reserve

One year's interest on the then outstanding Agency bonds is to be maintained in the Reserve Fund as a bond reserve.

Security

Under provisions of the California Constitution and the Resolution, taxes on all taxable property in the project levied and collected by any taxing agency will be divided as follows:

1. An amount each year equal to the amount which would have been produced by that year's tax rates applied to the assessed valuation of such property within the project last equalized prior to the effective date of the ordinance approving the Redevelopment Plan (the 1972-1973 assessment roll) will be paid into the funds of the respective taxing agencies;
2. Taxes received over and above that amount from and after July 1, 1974 (the "Tax Revenues"), will be deposited in the Special Fund of the Agency.

The bonds are payable from any available funds of the Agency and are specifically secured by a pledge of the Tax Revenues. All moneys in the Special Fund are pledged to the payment of the Agency bonds. The Agency has no power to levy and collect taxes, and any legislative property tax de-emphasis, or provision of additional sources of income to taxing agencies having the effect of reducing the property tax rate, must necessarily reduce the amount of Tax Revenues that would otherwise be available to pay the principal of, and interest on, the bonds. Likewise, broadened property tax exemptions could have a similar effect.

Conversely, any increase in the tax rate or assessed valuation, or any reduction or elimination of present exemptions would necessarily increase the amount of Tax Revenues that would be available to pay principal and interest on the bonds.

Among the elements providing special protection to the bonds are:

1. From proceeds of the bonds, one year's interest is to be deposited in the Interest Account.
2. A reserve of one year's interest on the Agency bonds must be left in the Reserve Fund whenever money is allocated to the purchase or call for redemption of any bonds.
3. The assessed valuation of the project area for 1974/75 exceeds the 1972/73 base roll by \$1,981,425. At current tax rates, this increment would in itself produce annual Tax Revenues sufficient to meet all bond service requirements and retire all the bonds by June 30, 1989, more than five years before their final maturity.

The bonds are not a debt of the City of Tulare, the State of California, or any of its subdivisions, and neither said city, state nor any of its political subdivisions is liable therefor. The bonds do not constitute an indebtedness within the meaning of any constitutional or statutory limit or restriction.

The constitutionality of California's public school financing system has been challenged in litigation now pending. Until the case is resolved, it cannot be determined what effect, if any, there will be on tax allocation bonds.

Issuance of Additional Bonds

Additional tax allocation bonds on a parity with the bonds may be issued to pay costs of the project provided:

1. The Agency is in compliance with all covenants set forth in the Resolution.
2. Annual Tax Revenues produced from the most recent assessed valuation of taxable property in the project (or from assessed valuations within the next three years, based on construction in progress, in the opinion of an independent engineer) are at least equal to 10% of the principal amount of all bonds to be outstanding following the issuance of the additional bonds (less the amount then in the Special Fund).
3. Bond proceeds are deposited in the Reserve Fund in an amount at least equal to one year's interest on the additional bonds, and the balance is deposited in the Redevelopment Fund.
4. The additional bonds mature on August 1 or February 1 with a final maturity date not earlier than the latest year of maturity of the previously issued bonds then outstanding, and interest thereon is payable on the same date as on the previously issued bonds. The additional bonds are to be callable not earlier than any previously issued bonds then outstanding.

Refunding Bonds

The Agency may issue refunding bonds for the purpose of paying or retiring outstanding bonds subject to their applicable redemption provisions.

Investment of Funds

All moneys in the Redevelopment Fund and all moneys held by the Fiscal Agent pursuant to the Resolution, including certificates of deposit, must be secured at all times by obligations eligible to secure deposits of public moneys and must be of a market value at least equal to the amount required by law.

Moneys in the Redevelopment Fund and the Special Fund may, and upon written request of the Agency shall, be invested as provided by law. Under the terms of the Resolution, Redevelopment Fund investments must mature not later than six months after the dates estimated by the Agency that such funds will be required. Special Fund investments must mature in such a manner as to assure that moneys will be available to meet debt service payments as required.

Other Covenants

Other covenants of the Agency under the Resolution are summarized below:

1. The project will be completed with all practicable dispatch in a sound and economical manner and in accordance with the Redevelopment Plan and the Community Redevelopment Law.
2. The Agency will manage and operate all properties owned by it and comprising any part of the Redevelopment Project in a sound and businesslike manner.
3. No other obligations payable from Tax Revenues will be issued having a lien upon the Tax Revenues superior to the bonds, or, unless in compliance with the restrictions in the Resolution, on a parity with the bonds.

4. The Agency will punctually pay, or cause to be paid, the principal and interest becoming due on the bonds.
5. The Agency will punctually pay, or cause to be paid, any lawful governmental charges imposed and all claims for labor, materials and supplies which if unpaid might become a lien or charge which might impair the security of the bonds.
6. The Agency will at all times keep, or cause to be kept, proper and current books and accounts (separate from other records and accounts) in which complete and accurate entries will be made of all transactions relating to the project and the Tax Revenues, and will prepare within 120 days after the close of each fiscal year a complete financial statement covering the project and Tax Revenues, certified by a certified public accountant selected by the Agency, copies of which will be furnished to any bondholder upon request.
7. The Agency will not dispose of any of the land area in the project to public bodies or other entities whose property is tax exempt (other than property shown by the Redevelopment Plan as planned for such ownership, such as parks, civic center sites, historical sites and schools, or property to be used for public streets, off street parking, sewage facilities, utility easements and the like) if as a result of such action the security of the bonds or the rights of the bondholders will be substantially impaired (in the opinion of an independent real estate consultant or an independent financial consultant), unless special provision for in-lieu tax payments is made.

8. The Agency will protect and defend the security of the bonds and the rights of the bondholders.

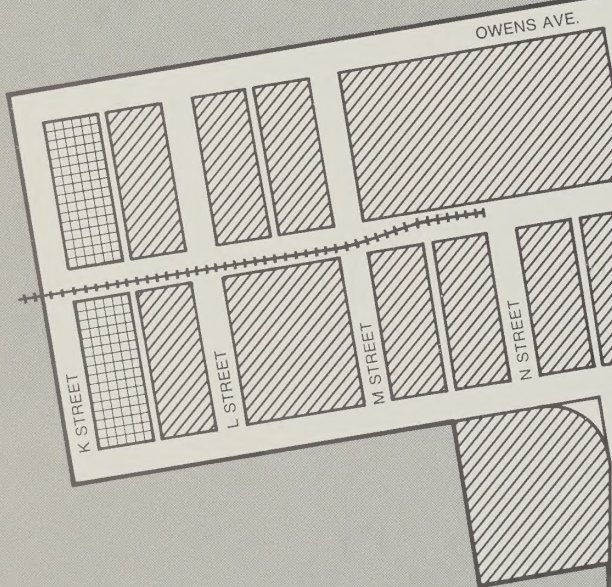
Remedies







Any bondholder has the right of mandamus or other appropriate remedy to compel the performance by the Agency and its members of the duties imposed by the Resolution and by the Community Redevelopment Law.

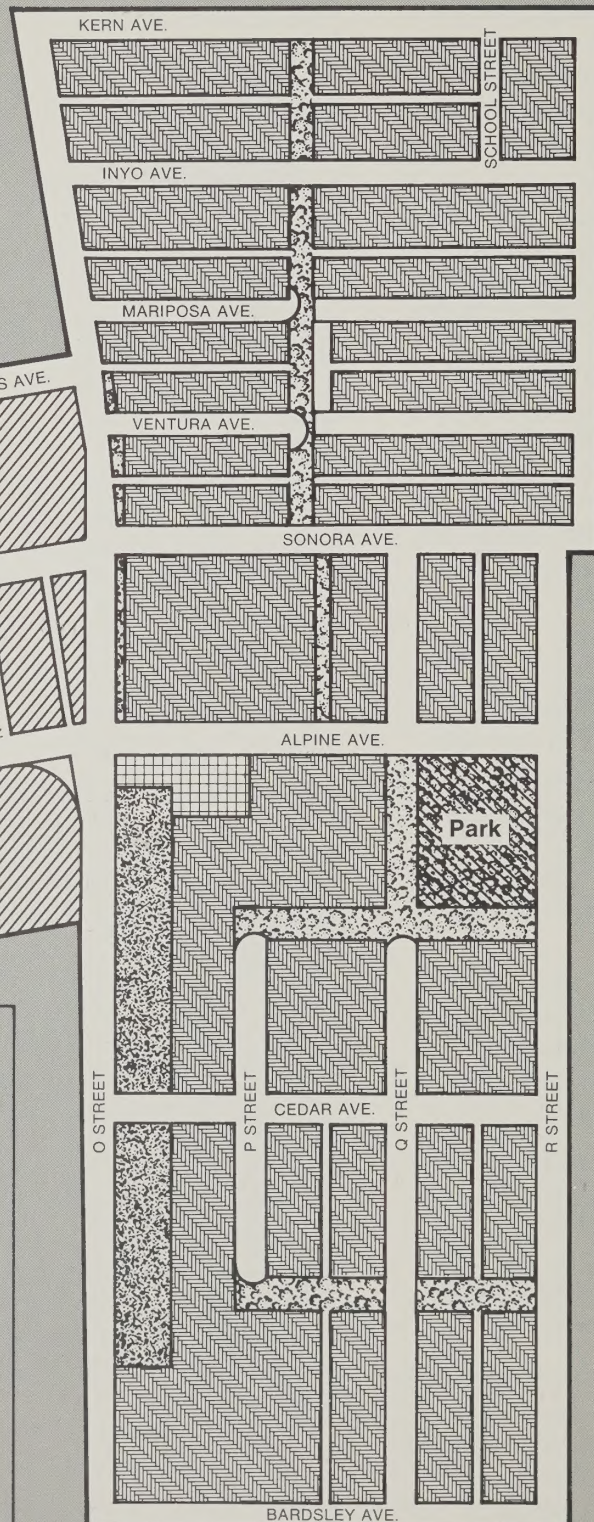
Amendment of the Resolution

The Resolution may be modified or amended only with the consent of holders of 60 percent of all bonds then outstanding (exclusive of issuer-owned bonds), unless the modification or amendment is for the purpose of curing ambiguities, defects, etc., in which case no bondholders' consent is required. No modification or amendment will extend the maturity, reduce the interest rate or principal amount payable or reduce the percentage of consent required for amendment without the express consent of the bondholder.

Tulare Redevelopment Agency
Alpine Project
Land Use Plan



LEGEND	
	Residential
	Commercial
	Industrial
	Park
	Greenbelt Parking
	Greenbelt Pedestrian



THE PROJECT

The Alpine Redevelopment Area comprises 166 acres in the south-eastern portion of the City of Tulare, adjacent to the central business district. About 70 percent of the area is residential in character and 30 percent devoted to industrial and commercial development.

Residential Development

The residential portion consists largely of single-family dwellings of substandard construction in a setting of deteriorated streets and alleys with inadequate street lighting and storm and sanitary sewers.

The Alpine Redevelopment Plan was adopted by the Tulare City Council on February 20, 1973. Its goals are to remedy the blighted conditions within the area by rehabilitating certain structures, clearing land for new buildings, improving streets and utilities, providing a park and green-belts, and make other public improvements.

The northern part of the project area contains dwellings which are mostly structurally sound but in need of rehabilitation. The southern portion is to be largely cleared for new residential construction. In all, some 215 houses are slated for rehabilitation, and 325 for purchase and clearance by the Agency for resale to private holders.

So far, 68 parcels have been purchased by the Agency, and 54 buildings have been demolished and their sites cleared. Fifteen new dwelling units have been built in 1974 or are under construction; in the previous five years only one residential structure had been built in the project area. Full accomplishment of the residential program is expected to take another four or five years.

Land acquisition, site clearance, and relocation costs have been met from and are to be geared to capital grants from the federal government. Direct expenditures to date for these purposes amount to approximately \$670,000. Rehabilitation grants and loans will be available from both federal and local sources. The financing of the public facilities and public improvements will be from proceeds of the present bond issue, as described below.

Commerce and Industry

In contrast with its run-down residential portion, the project area contains a flourishing industry, the Dairyman's Cooperative Creamery Association, the city's largest manufacturing operation. It manufactures dairy products: dry milk, butter, cottage cheese, sour cream, yogurt; and it produces feed and supplies dairy equipment. It has been in business for over 65 years and its annual sales now reach \$80 to \$90 million.

The company's latest expansion, in 1973, was a \$3,500,000 plant for making cottage cheese, sour cream and yogurt. This has been the principal new construction in the project area, the chief source of its growth in assessed valuation, and a key element in support of the Agency's bonds. The company now accounts for about 50 percent of the project area's assessed valuation. The Agency plans to make available additional land as needed to accommodate the company's future expansion.

The Redevelopment Plan includes also some 30,000 square feet for commercial use on the extreme west of the project area, and a neighborhood shopping center with 10,000 square feet of retail space is planned in the central area.



Dairyman's Cooperative Creamery Association feed and grain storage.

TABLE 1
PROPOSED APPLICATION OF BOND PROCEEDS

Public Improvements		
Street improvements	\$1,290,000	
Storm drains	145,000	
Sanitary sewers	45,000	
Park	30,000	\$1,510,000
Reimbursement of city advances		100,000
Costs of bond issuance		30,000
Reserve for bond discount		60,000
Funded interest (2 years) at 7½%		300,000
Principal Amount of Bonds	\$2,000,000	

Public Improvements

The following summary of proposed improvements is based on the "Project Improvement Report for the Agency Alpine Urban Renewal Project" made for the Agency by Tadlock Associates-Whisler-Patri, Inc., dated December 14, 1972, and since adopted as guidelines by the Agency.

Streets

New sidewalks, curbs, and gutters are to be built and some existing ones are to be replaced. Streets are to be reconstructed or resurfaced, being generally substandard in design. The streets are mostly adequate in width, but R Street is to be widened and realigned. Alleys are to be replaced and made adequate in width and strength. Over 60 percent of the bond proceeds are intended to be used for these street improvements.

Utilities

Water lines and fire hydrants are scheduled for replacement as needed.

Sanitary sewer lines are adequate in size, but up to 25 percent will be replaced because of deterioration or need for relocation.

Storm sewers are inadequate to prevent flooding during heavy rains, as is a pumping station. Additional sewer lines and an increase in pumping capacity are accordingly programmed.

Park

A park of approximately three acres is to be established on the eastern edge of the project area, at Alpine and R Streets.

Disposition of Bond Proceeds

The public improvements are to be financed primarily from proceeds of the present bond issue; supplemental funds may be provided also from federal Housing and Community Development Act capital grants and other sources. Table 1 indicates the expected application of the bond proceeds.

TAX REVENUES AND BOND RETIREMENT

Property Taxes

Taxes derived each year on and after July 1, 1974 from the levy and collection of taxes on any increase in the assessed valuation of land, improvements, personal property, and public utility property in the project over and above the 1972/73 base roll for such property (Tax Revenues) are to be deposited in the Special Fund administered by the Fiscal Agent and applied to the maintenance of the Reserve Fund and to the payment of interest and principal on the bonds.

The total tax rate for the project amounted to \$11.11 per \$100 of assessed valuation for 1974/75.

Assessed Valuation

The Assessor of Tulare County assesses all taxable property in the project area except public utility property, which is assessed by the State Board of Equalization. The assessments are considered to be made at about 25 percent of market value.

The valuation of secured property is established as of March 1 of each year, is subsequently equalized, and taxes first become payable the following December. Secured taxes are due to be received by the County Tax Collector on or before the delinquency dates of December 10 and April 10 for each installment of taxes levied. Corresponding Tax Revenues are to be transferred to the Agency in the following January and May, respectively.

The project's net assessed valuation for 1972/73 was \$2,387,378, the base roll. Taxes collected upon assessed valuations for 1974/75 and later years, in excess of this base roll, constitute the Tax Revenues accruing to the Redevelopment Agency. Table 2 shows the assessed valuation, by category, for the project for the last three years.

No attempt is here made to estimate future assessed values, although growth is expected in all three categories: residential, commercial and industrial. No net decline in assessed value, however, is projected during the redevelopment period. The Agency staff estimates that, in the future as in the past, reductions in assessed value due to site acquisition by the Agency will be at least fully offset by concurrent land sales by the Agency, new residential and industrial construction, and rehabilitation of existing housing.

Bond Retirement

As shown in Table 2, the Alpine Redevelopment Area has an assessed valuation of \$4,368,803 for 1974/75, which exceeds the base roll assessed valuation of 1972/73 by \$1,981,425. The tax rate for the area for 1974/75 is \$11.11 per \$100 of assessed valuation.

With the public improvements that are to be made from bond proceeds, and with almost all of the residential redevelopment still to come, it seems

TABLE 2
ALPINE REDEVELOPMENT AREA
NET ASSESSED VALUATIONS

	1972/73	1973/74	1974/75
Secured	\$2,234,966	\$3,013,706	\$4,200,817
Unsecured	48,232	49,567	79,726
Utility	104,180	90,310	88,260
Total	\$2,387,378	\$3,153,583	\$4,368,803

ALPINE REDEVELOPMENT AREA
1974/75 TAX RATES

Tulare County	\$ 3.3200
Tulare Elementary School	2.4054
Tulare Union High School	1.8863
City of Tulare	1.7400
College of the Sequoias	0.5793
All other districts	1.1798
Total	\$11.1108



New DCCA cheese processing plant.

very conservative to assume that future assessed valuations will remain at the 1974/75 levels. Nor is it unlikely that future tax rates will at least equal those of 1974/75. Assuming continuation of these assessed valuations and tax rates, annual Tax Revenues would amount to \$220,100.

Table 3 indicates that such Tax Revenues (together with interest funded from bond proceeds) would generate bond funds sufficient to cover estimated bond service at least 3.7 times each year until 1985, when the \$1,500,000 term bonds become callable, and to retire all the bonds at least five years before their final 1995 maturity date.

The first installment of the 1974/75 Tax Revenues has now been received by the Agency, in the amount of \$108,095.

TABLE 3
TULARE REDEVELOPMENT AGENCY
BOND SERVICE SCHEDULE

Year Ending June 30	Balance in Bond Funds Beginning of Year ^①	Tax Revenues ^②	Bonds Outstanding Beginning of Year	Interest Payable ^③	Principal Retired	Premium Paid
1976	\$520,100	\$ 220,100	\$2,000,000	150,000	50,000	—
1977	540,200	220,100	1,950,000	146,250	50,000	—
1978	564,050	220,100	1,900,000	142,500	50,000	—
1979	591,650	220,100	1,850,000	138,750	50,000	—
1980	623,000	220,100	1,800,000	135,000	50,000	—
1981	658,100	220,100	1,750,000	131,250	50,000	—
1982	696,950	220,100	1,700,000	127,500	50,000	—
1983	739,550	220,100	1,650,000	123,750	50,000	—
1984	785,900	220,100	1,600,000	120,000	50,000	—
1985	836,000	220,100	1,550,000	116,250	650,000	\$13,000
1986	276,850	220,100	900,000	67,500	250,000	3,750
1987	175,700	220,100	650,000	48,750	200,000	2,000
1988	145,050	220,100	450,000	33,750	250,000	1,875
1989	79,525	220,100	200,000	15,000	200,000	1,000
		\$3,081,400		\$1,496,250	\$2,000,000	\$21,625

① Exclusive of interest earned. Initial 1975/76 balance projected at \$300,000 from bond proceeds plus \$220,100 from Tax Revenues for 1974/75.

② Assuming that incremental assessed valuations and tax rates continue at the 1974/75 level, viz.: \$1,981,425 and \$11.11 respectively.

③ Assuming interest at 7½%.

CITY FINANCIAL DATA

Assessed Valuations, Tax Rates, Levies, and Collections

The Tulare County Assessor determines the assessed valuations for all property within the county except utility property which the State Board of Equalization assesses. The State Board of Equalization reports that Tulare County assessed valuations for 1974/75 were 23.5 percent of full cash value and that utility property was assessed at 25 percent.

Ad valorem taxes are collected for the City of Tulare by the Tulare County Tax Collector at the same time and on the same rolls as county and school district taxes. Secured taxes are due on November 1 and March 1 and become delinquent on December 10 and April 10. Taxes on unsecured property are due on March 1 and become delinquent in the following fiscal year on August 31.

Table 4 summarizes growth in city assessed valuation since 1969/70, the total secured tax levied for all purposes and the amount and percent delinquent as of June 30 of each fiscal year. The following tabulation shows a breakdown of the city's 1974/75 assessed valuation.

1974/75 CITY ASSESSED VALUATION

	<i>Assessed Valuation</i>
Secured	\$29,630,544
Unsecured	4,001,535
Utility	2,718,590
Total	\$36,350,669

The city tax rate in 1974/75 was \$1.74 per \$100 assessed valuation. Components of the 1974/75 tax rate are as follows: General Fund, \$1.07; Parks and Recreation, \$0.40; Library \$0.21; and Bond Service \$0.06.

The total 1974/75 tax rate for essentially all of the City of Tulare was \$11.1108 per \$100 assessed valuation; the same as for the Alpine Redevelopment Area, as shown in the table on page 9.

A five-year summary of income and expenditures for the City of Tulare is presented in Table 5.



TABLE 4
CITY ASSESSED VALUATIONS, TAX LEVIES, AND DELINQUENCIES

<i>Fiscal Year Ending June 30</i>	<i>Total Assessed Valuation</i>	<i>Total Secured Tax Levy</i>	<i>Delinquency as of June 30</i>	
			<i>Amount</i>	<i>Percent</i>
1969/70	\$22,913,883	\$1,695,973	\$42,685	2.52%
1970/71	23,572,076	1,816,405	31,628	1.74
1971/72	24,564,803	2,061,573	29,297	1.42
1972/73	27,223,429	2,333,520	64,619	2.77
1973/74	34,153,215	2,158,300	37,140	1.72

TABLE 5
INCOME AND EXPENDITURES

	<i>1969/70</i>	<i>1970/71</i>	<i>1971/72</i>	<i>1972/73</i>	<i>1973/74</i>
INCOME					
General Fund					
Property taxes	\$ 328,382	\$ 334,349	\$ 353,204	\$ 423,129	\$ 507,845
Other taxes	441,800	542,473	731,212	944,614	1,091,713
Licenses and permits	67,719	104,947	125,783	145,355	135,523
Fines and penalties	6,713	6,504	6,983	8,753	10,030
Use of money and property	9,080	10,596	11,525	28,247	91,765
From other sources	12,828	16,043	18,924	75,265	147,656
Current services	29,349	25,240	53,439	54,056	27,632
Other revenue	31,002	18,294	31,030	23,012	43,873
Transfers to General Fund from other funds	229,108	249,911	253,437	120,159	97,080
Total General Fund	\$1,155,981	\$1,308,357	\$1,585,537	\$1,822,590	\$2,153,117
Public utility funds	581,503	720,952	734,378	835,858	1,103,938
Other funds	395,003	416,518	450,633	565,259	359,258
Total Income	\$2,132,487	\$2,445,827	\$2,770,548	\$3,223,707	\$3,616,313
EXPENDITURES					
General government	\$ 345,295	\$ 392,347	\$ 421,674	\$ 449,360	\$ 598,126
Public safety	482,615	548,160	593,876	698,798	793,861
Public works	615,587	342,569	425,217	774,891	595,526
Public utilities	456,196	606,720	918,314	856,737	829,266
Parks and recreation	145,969	272,203	135,506	150,835	194,485
Library	64,199	64,333	67,734	71,731	82,834
Total Expenditures	\$2,109,861	\$2,226,332	\$2,562,321	\$3,002,352	\$3,094,098

Source: Finance Director, City of Tulare.

Direct and Overlapping Bonded Debt

The direct and overlapping bonded debt for the City of Tulare is shown in Table 6.

TABLE 6
ESTIMATED DIRECT AND OVERLAPPING BONDED DEBT*

Assessed valuation	\$36,350,669
Estimated market value	\$150,000,000
Population	17,900

	<i>Applicable Feb. 1, 1975</i>	
	<i>Percent</i>	<i>Amount</i>
Tulare Union High School District (1954 Issue)	32.498%	\$ 14,624
Tulare Union High School District (1961 Issue)	32.517	113,810
Tulare City School District	69.336	270,410
City of Tulare	100.000	1,910,000†
Total Gross Direct and Overlapping Bonded Debt		\$2,308,844
Less: 1973 bonds (40% self-supporting)		410,000
Total Net Direct and Overlapping Bonded Debt		\$1,898,844

	<i>Ratio to</i>		<i>Per Capita</i>
	<i>Assessed Valuation</i>	<i>Estimated Market Value</i>	
Assessed valuation	—	—	\$2,031
Gross direct debt	5.25%	1.27%	107
Net direct debt	4.13	1.00	84
Gross total debt	6.35	1.54	129
Net total debt	5.22	1.27	106

* Based on data prepared by California Municipal Statistics, Inc.

† Does not include \$530,000 1972 Sewer Revenue Bonds, \$56,000 1915 Act special assessment bonds, or \$715,000 Lease Revenue Bonds of the Parking Authority of the City of Tulare.

THE CITY AND ITS ECONOMY

The City of Tulare is located in Tulare County in the south central San Joaquin Valley. It is approximately midway between Bakersfield and Fresno and is approximately 175 miles north of Los Angeles and 225 miles south of San Francisco. The climate is mild, with average mean temperatures ranging from 47° in January to 83° in July.

Population of the city as of January 1, 1974 was 17,900, according to the State Department of Finance. The population growth of the city is shown in Table 7.

TABLE 7
POPULATION GROWTH

<i>Year</i>	<i>Population</i>	<i>Percent Change</i>
1940*	8,259	—
1950*	12,445	50.7%
1960*	13,824	11.1
1970*	16,235	17.4
1974†	17,900	10.2

* U. S. Census Bureau.

† State Department of Finance.

Agriculture

Tulare County has consistently been the second most productive agricultural county in the United States, second only to neighboring Fresno County. Major crops include navel and valencia oranges, grapes, alfalfa and cotton. Livestock and milk are important animal products. Oranges, grapes, livestock and milk together account for over 60 percent of the value of farm output.

Agriculture is the most important factor in the county's growth and stability. A distribution of the dollar value of crop production in Tulare County for the years 1969 through 1973 is shown in Table 8.

TABLE 8
DOLLAR VALUE OF CROP PRODUCTION IN TULARE COUNTY

	<i>1969</i>	<i>1970</i>	<i>1971</i>	<i>1972</i>	<i>1973</i>
Field crops	\$ 74,878,000	\$ 80,469,000	\$ 75,756,000	\$ 88,847,000	\$148,726,000
Seed crops	165,000	96,000	101,000	101,000	494,000
Vegetable crops	11,718,000	10,820,000	13,526,000	14,430,000	24,502,000
Fruit and nut crops	188,940,000	200,221,000	190,795,000	231,977,000	256,015,000
Nursery products	3,138,000	3,046,000	2,874,000	4,079,000	4,573,000
Livestock, poultry, and dairy	99,821,000	113,193,000	119,298,000	123,132,000	145,084,000
Apiary	189,000	194,000	200,000	625,000	1,335,000
Total	\$378,849,000	\$408,039,000	\$402,550,000	\$463,191,000	\$580,729,000

Industry and Employment

The Tulare Labor Market Area includes all of Tulare County. About one-third of all employed persons are in agriculture. Government, trade, and services, in that order, are the next most important sources of employment.

There are more than 40 manufacturing plants in the Tulare community area.

Leading group classes of products are: dairy products, farm equipment, cotton processing and food processing.

Table 9 shows the major manufacturing and non-manufacturing employers in the city and its immediate area.

Building and Construction

Building permits valued at more than \$6.4 million were issued by the city in 1973. In recent years, commercial and industrial construction has accounted for over half the annual volume of building permit valuation. Table 10 shows the number and valuation of building permits issued by the city since 1968.

TABLE 9
MAJOR MANUFACTURING AND NON-MANUFACTURING EMPLOYERS IN TULARE AREA

<i>Firm</i>	<i>Type of Business</i>	<i>Approximate Number of Employees</i>
Manufacturing		
Dairyman's Co-op Creamery Association	Dairy products	170
Nielsen's Creamery/Val-Gro Inc.	Dairy products	155
Berryfast, Inc.	Pneumatic staplers manufacturing	70
Reynolds & Reynolds	Printed form manufacturing	60
Olson Bodies	Vehicle manufacturing	50
Non-Manufacturing		
Tulare City School District	Education	350
Tulare High School District	Education	320
Tulare District Hospital	Hospital	210
Tulare County Hospital	Hospital	200
City of Tulare	Government	135
Kings County Truck Lines	Trucking	125

TABLE 10
CITY BUILDING PERMITS AND VALUATIONS

Year	New Dwelling Units				Total Residential Valuation	Total Building Valuation
	Single-Family		Multi-Family			
	Number	Value	Number	Value		
1968	68	\$ 989,000	14	\$ 99,000	\$1,203,000	\$1,710,000
1969	58	898,000	15	151,000	1,185,000	2,554,000
1970	58	957,000	21	196,000	1,288,000	2,931,000
1971	141	2,189,000	46	448,000	2,777,000	5,492,000
1972	191	2,942,000	17	177,000	3,262,000	7,332,000
1973	129	2,255,000	90	1,261,000	3,715,000	6,409,000

Source: Security Pacific National Bank.

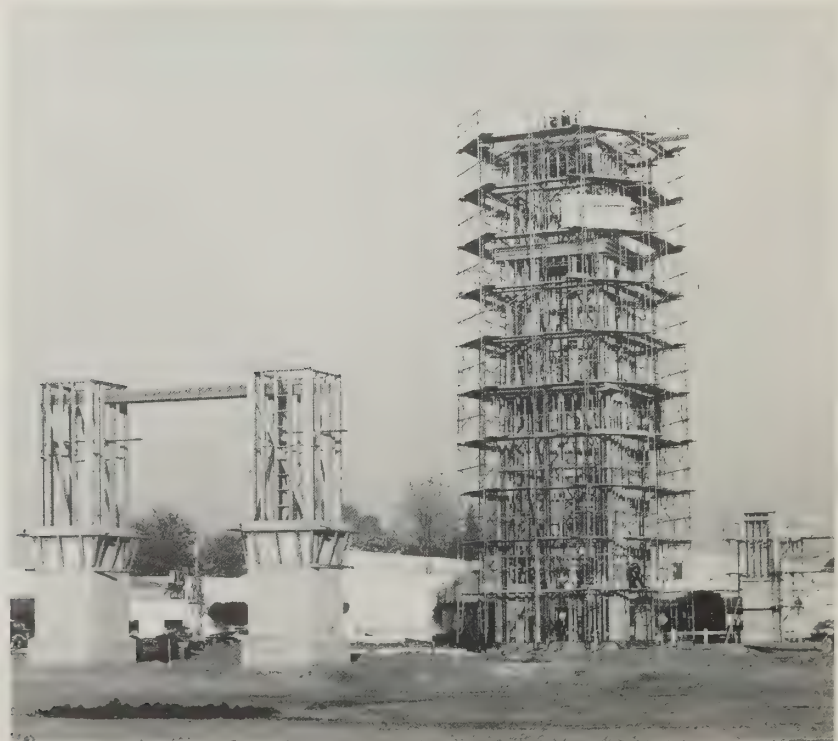


Aspects of Tulare

Top: Residential beauty.

Left: The First Christian Church.

Bottom: Angra Bell and Clock Tower under construction in the downtown mall.



Trade and Services

Retail trade accounts for approximately 80 percent of taxable transactions in the City of Tulare. A five year summary of the value of taxable transactions and the number of permits issued is shown in the following tabulation, as reported by the State Board of Equalization.

CITY BUSINESS PERMITS AND TAXABLE TRANSACTIONS

Year	Number of Permits	Taxable Transactions
1969	441	\$32,887,000
1970	443	34,799,000
1971	451	40,511,000
1972	496	54,170,000*
1973	525	71,149,000*

* Gasoline became taxable July 1, 1972.

Auto and farm implement dealers account for more than 40 percent of total retail taxable sales in the city. Tulare sales by type of outlet for 1973 are presented in Table 11.

TABLE 11

CITY TAXABLE TRANSACTIONS BY TYPE OF OUTLET, 1973

Type of Business	Number of Permits	Taxable Transactions
Apparel stores	20	\$ 2,359,000
General merchandise	13	5,358,000
Drug stores	6	1,625,000
Food stores	24	4,024,000
Eating and drinking places	54	4,629,000
Home furnishings and appliances	14	2,238,000
Building materials and farm implements	17	12,489,000
Auto dealers, auto supplies	27	14,150,000
Service stations	37	5,186,000
Other retail stores	63	5,266,000
Total Retail	275	\$57,324,000
All other outlets	250	13,825,000
Total Taxable Sales	525	\$71,149,000

Source: State Board of Equalization.

Utilities

Tulare is provided natural gas by Southern California Gas Company and electricity by Southern California Edison Company. Water for all purposes and municipal sewer service is provided by the City of Tulare. The Pacific Telephone and Telegraph Company provides phone service.

Financial Services

American National Bank, Bank of America N.T. & S.A., Crocker National Bank, and Security Pacific National Bank maintain banking offices in the city.

Other financial institutions with branch offices in Tulare are Visalia Production Credit Association, First Federal Savings, and Imperial Savings and Loan Association of Central California.

Transportation

Southern Pacific and Santa Fe provide the city with rail freight service. Both passenger and freight bus service are provided by Continental Trailways and Greyhound Lines. U.S. 99 traverses the eastern limits of the city and extends north through Sacramento and south through Los Angeles. State Routes 63 and 137 pass through the city.

Visalia Municipal Airport, nine miles to the north, provides scheduled passenger and air freight services to the larger cities in the state, through the services of United Airlines. Charter and aircraft rental services are available at Tulare Municipal Airport, near Tulare Industrial Park.

Community Facilities

The city has two general hospitals with a 212-bed capacity. More than 30 physicians of all specialties practice in Tulare.

There are 51 churches in the City of Tulare. The city maintains a public library.

The city is served by the Tulare City School District, which has six elementary schools and two junior high schools, and the Tulare Union High School District, which has two high schools. In addition, there are two parochial schools in the city.

The public school enrollment for elementary and secondary students exceeds 7,000.

College of the Sequoias in the City of Visalia, 10 miles north of Tulare, is a part of the State Center Community College District. It has a daytime enrollment of approximately 2,800 as well as 2,000 night students. Fresno State University is located 45 miles to the north in the City of Fresno. Founded in 1911, this institution now has an enrollment of more than 15,000 and grants both bachelor's and master's degrees.

The city has five parks, eleven playgrounds and two public swimming pools. Tulare County maintains a park and zoo, and a fish and game preserve.

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